

**REPORT - PLANNING COMMISSION MEETING**  
**January 22, 2004**

**Project Name and Number:** FIRE STATION #7 (PLN2004-00132)

**Applicant:** City of Fremont

**Proposal:** To consider a Conditional Use Permit for the expansion and renovation of an existing fire station.

**Recommended Action:** Approve, based on findings and subject to conditions.

**Location:** 43600 Grimmer Boulevard in the Industrial Planning Area.

**Assessor Parcel Number:** 525-1327-4

**Area:** 1.94 acres

**Owner:** City of Fremont

**Agent of Applicant:** William McDonald, Fire Chief; & Ron Fong, Senior Civil Engineer

**Consultant(s):** Janet Tam, Noll & Tam Architects; Linda Gates, Gates and Associates Landscape Architects; Vincent Wu, Baseline Engineering

**Environmental Review:** This project is categorically exempt under Section 15302 of the CEQA Guidelines (Class 2) pertaining to Replacement or Reconstruction of existing structures.

**Existing General Plan:** General Industrial Commercial-Industrial Overlay; Fire station

**Existing Zoning:** G-I General Industrial District

**Existing Land Use:** Fire Station #7

**Public Hearing Notice:** Public hearing notification is applicable. A total of 11 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: South Grimmer Boulevard, Technology Drive, Davenport Place. The notices to owners and occupants were mailed on January 9, 2004. A Public Hearing Notice was delivered to The Argus on January 5, 2004 to be published by January 8, 2004.

**Executive Summary:** The applicant is requesting approval of a Conditional Use Permit for the expansion and renovation of an existing fire station located in the Industrial Planning Area.

**Background:** In November 2002 a Fire Safety Bond measure was approved by 74% of the voters of Fremont. The \$51 million Fire Safety Bond will fund land acquisition and construction of three new Fire Stations, seismic retrofit of the remaining stations, and a public safety training center. Fire Station #7 was constructed in 1963 and is one of the stations targeted for seismic retrofit and an addition to the structure. The Zoning Administrator has approved (March, 2003) the temporary use of a 1,440 square foot modular building for crew quarters and 1,350 square foot sprung membrane structure for the fire fighting apparatus. The temporary structures will be used during renovation of the existing Fire Station 7 building. The purpose of the temporary structures is to continue to provide Fire services from the existing station location during the construction. The temporary structures were moved to this Fire Station after the temporary Fire Station #11 was closed.

**Project Description:** Fire Station #7 is a three-bay firehouse providing fire, medical and rescue services for the area generally bounded by Blacow, South Grimmer, Interstate 680 and Stevenson. District 7 is a mix of commercial, industrial,

educational and hazardous materials occupancies as well as single family and multi-residential structures. The district also includes portions of I-680 and I-880. Services provided include but are not limited to responding to hostile fires, search and rescue requests, delivering paramedic services, and abating hazardous materials releases. Two in-service fire companies and 18 personnel are currently assigned to the station with plans to locate 3 additional supervisors once the facility can accommodate the staff. The site also houses the Department's Training Division and staff who provide critical and required monthly training to all employees assigned to the field. The Training site includes a 5 story training tower, large heavy rescue props and areas where hose evolutions and auto extrications can be practiced.

The project applicant has submitted plans to seismically retrofit the existing structure and to add approximately 3500 square feet of additional space. The additional floor area is a new public entry, office space, a meeting/training room, dayroom/kitchen area and four new bedrooms. A defined public parking area with landscaping will be created at the front of the property. The rear of the site will remain a training facility and be secured by fencing and a new gate. A new shop/storage facility is also proposed to the rear of the property. It is uncertain at this time when the shop building will be constructed. The shop building exterior will incorporate similar colors and materials to the Fire Station. There will be an emergency generator and fuel tank. There will be an outdoor patio area in the secured area. The building is currently planned to be staffed and operational as a fire station 24-hours a day, 365 days a year.

### **Project Analysis:**

**General Plan Conformance:** The existing General Plan land use designation for the project site is General Industrial Commercial-Industrial Overlay and Fire station. The proposed fire station renovation and addition is consistent with the following objective, policy, and implementation measures of the Health and Safety Chapter of the General Plan:

#### **Fundamental Goals of the General Plan:**

**Goal F-10: PUBLIC SERVICES RESPONSIBLY MANAGED AND EQUITABLY DISTRIBUTED THROUGHOUT THE CITY.**

Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.

#### **Health and Safety Goals and Policies:**

<b>Objective HS 4.1:</b>	Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards.
<b>Policy HS 4.1.1:</b>	Provide an adequate level of fire equipment and personnel to protect the community.
<b>Implementation 1:</b>	Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements.
<b>Objective HS 5.1:</b>	Maximum feasible achievement of a five minute response time for areas where response time for areas where response time is identified as achievable.
<b>Policy HS 5.1.2:</b>	Consider improvements in services and facilities to provide maximum feasible achievement of a five minute response within the City.
<b>Objective HS 6.3:</b>	Sufficient emergency plans and response capability to respond to a hazardous material emergency.

**Implementation 2:** Continue to promote appropriate training and preparation for a hazardous materials emergency within appropriate City departments.

The Fire Department has a computer model of incidents and coverage of the City. A Fire Station location is considered in context of all districts and the number of calls received by all stations. This Fire Station provides fire protection for the area generally bounded by Blacow, South Grimmer, Interstate 680 and Stevenson Boulevard. This existing Fire Station is located on an arterial street. The fire station location is expected to continue to support the Fire Department goal of responding to emergency calls within 5 minutes on 95% of the calls. The site is also currently planned to continue as a training facility for response to fire hazards, search and rescue requests, delivering paramedic services, and abating hazardous materials releases.

**Zoning Regulations:** The property is zoned G-I General Industrial District. The proposed use is subject to a Conditional Use Permit. The proposed project conforms to the standards of the zoning district. The existing use of the property as a Fire Station and training facility was considering during review of site improvements. The front public area meets the current standards for landscaping and parking. The secured training portion of the site is similar to an industrial corporation yard. Due to the nature of training for response to fires, search and rescue requests, delivering paramedic services, and abating hazardous materials releases, new site improvements at the rear of the site are not proposed with this project.

**Architecture:** The existing building is a design typical of the 1960's. The proposed project includes updating the exterior of the building through the use of new architectural forms and colors and the addition of a greater variety of materials and detail to the facades. The exterior is a stucco finish painted with two colors, cream and terra cotta. Additional detail will be provided by a series of brick tile wainscoting on the west (front), south and north elevations. The new public entry will be emphasized by a tower form and dark bronze standing seam metal roof. There will also be a stained wood trellis at the entry and over windows and doors on the south elevation. Metal trellis elements with vines are proposed for the front, south, and east elevations. The new front elevation includes modifying the apparatus bay doors with arched bi-fold doors. The bi-fold doors are expected to be less likely to fail to open after a seismic event than roll-up doors. The bi-fold doors, doors, and window trim are burgundy in color.

**Landscaping:** The applicant shall work with staff during Development Organization review to ensure that tree preservation measures are in accordance with the Tree Preservation Requirements of the Landscape Development Requirements and Policies. Condition #6 identifies trees to be preserved on the site. Due to the proposed location of the new building addition several existing eucalyptus trees will be removed. The area adjacent to the street and the public parking area will be landscaped with a variety of trees, shrubs, vines, and groundcovers. Trees include Australian Willow, Arbutus, and Raywood Ash.

**Parking:** The Zoning Ordinance does not specifically address parking requirements for fire stations. The proposed site plan provides six parking spaces, including one handicapped accessible space, near the front entrance and available to the public. Staff believes the number of spaces is acceptable based on the number of spaces customarily provided at other fire stations throughout the City. Employees park at the rear of the fire station. The applicant shall work with staff during Development Organization review to further define an employee parking area.

**Circulation/Access Analysis:** Vehicular access to the project site is from South Grimmer Boulevard, an existing 4-lane thoroughfare. There is an existing median opening on South Grimmer Boulevard that provides for left turns into and out of the project site. Currently there is no sidewalk along the project frontage. The street frontage is currently improved with the exception of public sidewalk. This project shall install sidewalk along the South Grimmer Boulevard frontage to match the sidewalk installed during the development of the adjacent business park.

**Grading/Topography:** The project site is currently improved as a fire station, parking lot, training areas, landscaping, and accessory structures. The accessory structures include a training tower, modular office trailer, modular fire engine garage (tent), and several sheds. The project proposes to expand the fire station, construct a new shop building near the back of the site, and improve the landscaping, parking, and circulation. Grading for this project will consist mainly of ground preparation for the new and expanded buildings, as well as, construction of the parking and landscaping

improvements. Fremont Municipal Code section 8-4102(b)(5) exempts this project from needing a grading permit because the work is by a public agency and the existing ground slope is less than five percent.

**Urban Runoff Clean Water Program:** The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. The applicant will comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.

**Waste Management:** This project involves Fire Station/Institutional construction and shall be subject to the provisions of the California Integrated Waste Management Act of 1989 (AB939). The Act requires that 50% of the waste generated in the City of Fremont be diverted from landfill sites by the year 2000. Additionally, the project is subject to the City's Source Reduction and Recycling Element (1992), an Integrated Waste Management Ordinance (1995), and a Commercial/Industrial Recycling Plan (1997). These documents require that any new project for which a building permit application is submitted to include adequate, accessible, and convenient areas for collecting and loading trash and recyclable materials. Any new trash/recycling enclosure for the project shall be designed in a manner to be architecturally compatible with nearby structures and with the existing topography and vegetation in accordance with such standards. A new enclosure is proposed in the public parking area.

**Environmental Analysis:** This project is categorically exempt under Section 15302 of the CEQA Guidelines (Class 2) pertaining to Replacement or Reconstruction of existing structures.

**Response from Agencies and Organizations:** No outside response or comment had been received at the time of publication of this report.

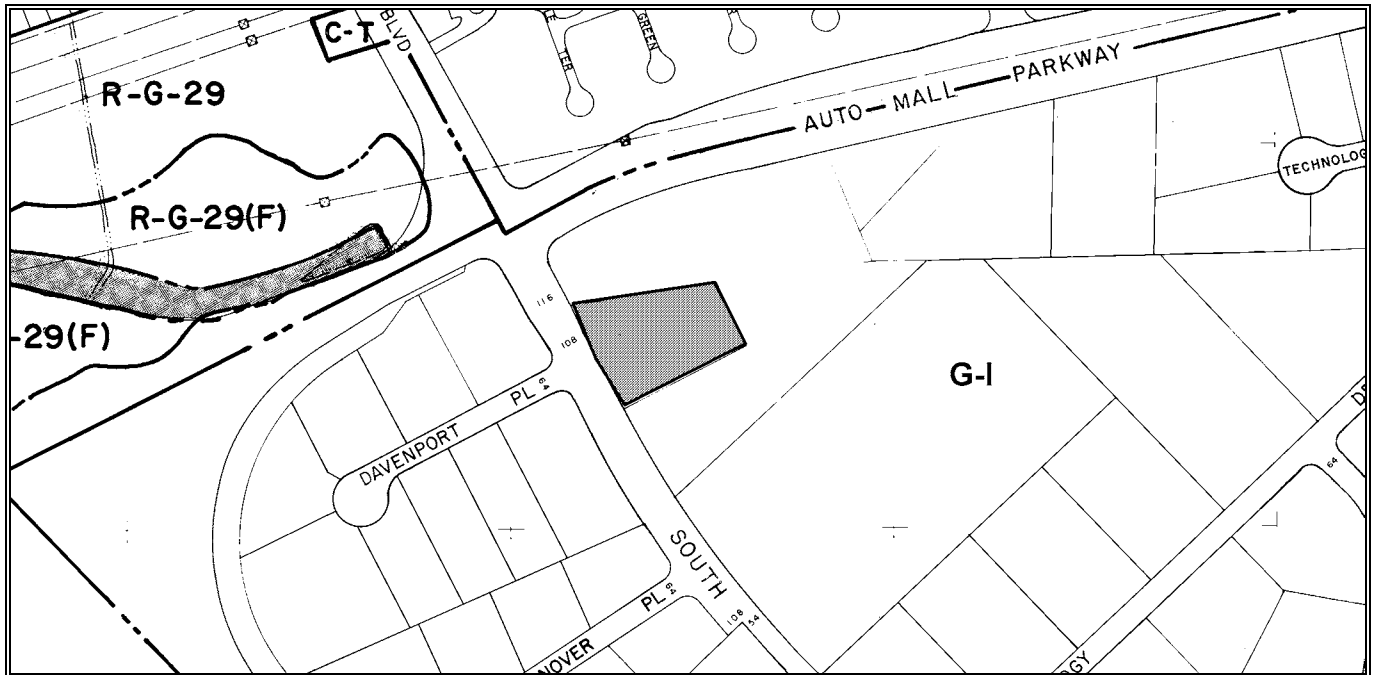
**Enclosures:** Exhibit "A" Site, Architecture, and Landscape Plans

**Exhibits:** Exhibit "A" Site, Architecture, and Landscape Plans  
Exhibit "B" Findings and Conditions of Approval  
Exhibit "C" Color and Material Sample Board

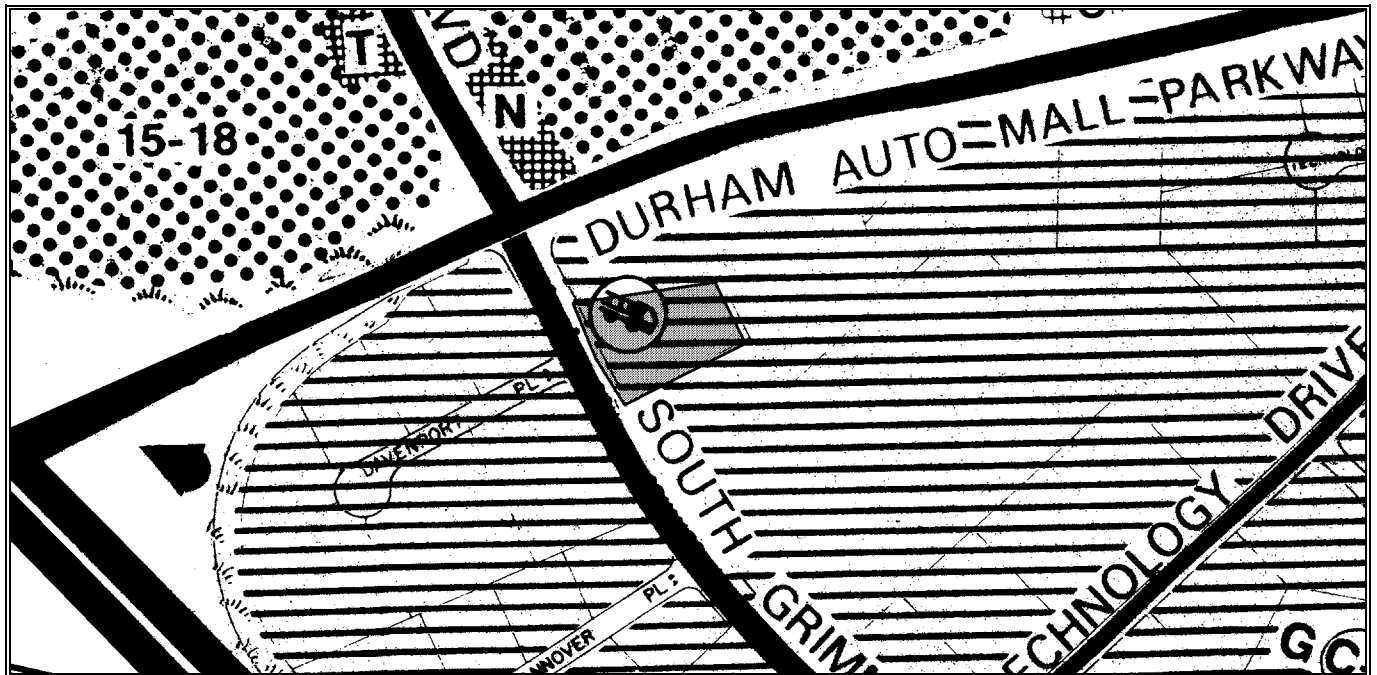
#### **Recommended Actions:**

1. Hold public hearing.
2. Find that PLN2004-00132 is categorically exempt under Section 15302 of the CEQA Guidelines (Class 2) pertaining to Replacement or Reconstruction of existing structures.
3. Find that PLN2004-00132 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Fundamental Goals and Health and Safety Chapters, as set forth in Exhibit A, hereby adopted by reference.
4. Approve PLN2004-00132, Conditional Use Permit as shown on Exhibit "A" and Exhibit "C", based on findings and subject to conditions identified in Exhibit "B".

Existing Zoning  
Shaded Area represents the Project Site



Existing General Plan



**EXHIBIT "B"**  
**Fire Station 7 (PLN 2004-00132)**

**FINDINGS**

The findings below are made on the basis of information contained in the staff report to the Planning Commission and public hearing of January 22, 2004, incorporated hereby.

1. The use is consistent with the General Plan designation for the site, since the land use, a fire station is conditionally permitted on properties designated General Industrial on the General Plan.
2. The use would not have a substantial adverse effect on vehicular (including bicycle) or pedestrian circulation or safety, on transit accessibility, on the planned level of service of the street system or other public facilities or services because all roadway improvements adjacent to the project site have been completed or will be completed with this project. Sufficient parking is provided, points of ingress-egress are properly located.
3. The use would not have a substantial adverse economic effect on nearby uses because the public service provided will enhance the safety of surrounding businesses and persons.
4. The use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood, or the community at large because the facility is properly regulated and is designed to limit impacts on surrounding neighbors.
5. The use is compatible with existing and proposed development within the district and its surroundings because the fire station is designed in conformance with Building and Fire Code and Health Code requirements. The use is regulated by conditions of approval to be compatible with adjacent commercial and industrial uses.

**CONDITIONS**

1. Approval of PLN 2004-00132 is for a conditional use permit to allow a fire station renovation and addition. Use of the site for a fire station shall conform with Exhibit "A" (site plan, elevations, and floor plans) and Exhibit "C" color and material board.
2. Security and safety lighting will be conforming to the City Security Ordinance and regulations.
3. Minor modifications to the conditional use permit consistent with Title IV, Chapter 7 of the Fremont Municipal Code may be made subject to review and approval of the Assistant City Manager if such modifications are in keeping with the intent of the original approval. If the Assistant City Manager finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Assistant City Manager may refer the use permit to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
4. Plans shall be submitted to the Development Organization for review to insure conformance with relevant codes, policies, and other requirements of the Fremont Municipal code.
5. Colors and materials shall be as represented on the materials and color sample board (Exhibit "C"). Any requested change to the approved materials and colors shall be submitted to staff for review and approval. Material samples and colors shall be submitted with a written description of the requested changes.
6. The 12 trees identified for retention on the "Site and Tree Survey Plan" shall be preserved within the project. The trees to be preserved are a 24" Eucalyptus, 15" Eucalyptus, 11" Eucalyptus, 7" Raywood Ash, 7.5" Raywood Ash and seven Olive trees of various DBH size. The client shall work with staff during Development Organization

review to ensure that tree preservation measures are in accordance with the Tree Preservation Requirements of the Landscape Development Requirements and Policies.

7. As part of the landscape plan, the applicant shall submit to the Development Organization:
  - a) An underground irrigation plan.
  - b) Weed control specifications.
  - c) A lighting plan for the illumination of the building, driveways and parking areas. Type of lighting fixtures, their heights, intensity and direction shall be clearly indicated.
  - d) Construction details of raised planters, walkways, paths, benches, walls, fences, trellises, and other architectural features as appropriate.
8. To mitigate the identified air quality impacts of grading and construction, dust suppression measures shall be incorporated into the project conditions of approval and construction drawings. Dust generated on the project site shall be controlled by watering all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions. Stockpiles of sand, soil, and similar materials shall be covered with a tarp. Cover trucks hauling dirt or debris to avoid spillage. Paving shall be completed as soon as feasible to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be replanted to minimize the generation of dust. Designate a person to oversee the implementation of the dust control program.
9. The shop building exterior will incorporate similar colors and materials to the Fire Station.
10. Construction hours will be limited by conditions of approval. Construction activities shall be limited to the following hours of operation: 7 a.m. to 7 p.m. Monday through Friday; 9 a.m. to 6 p.m. Saturday and Sunday.
11. Interior noise levels in the sleeping quarters shall be maintained at 45 lq (hourly average) or less through design and construction of the structures. Failure to comply with the above construction hours will lead to withholding of inspections.
12. The developer shall install sidewalk along the South Grimmer Boulevard frontage of the project site. The sidewalk shall conform to City standards.
13. The site circulation and parking shall be reviewed for conformance with Title VIII, Chapter 2, Article 20, of the Fremont Municipal Code during Development Organization review and approval.
14. All paved outdoor storage areas must be designed to reduce and limit the potential for runoff of contact pollutants. Bulk materials stored outdoors may need to be covered as determined by the City Engineer.
15. The developer shall comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.
16. The property owner is responsible for litter control and for sweeping of all paved surfaces. Sidewalks, parking lots, and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
17. All trash and recycling areas are to be enclosed. No other area shall drain to the enclosed area. Drains in any wash area or process area shall not discharge to the storm drain unless an appropriate water treatment device is installed.
18. All public and private storm drain inlets are to be stenciled "No Dumping – Drains to Bay" using stencils purchased from the Alameda County Urban Runoff Clean Water Program at 951 Turner Court, Hayward, California. Color and type of paint to be as approved by the City Engineer.

19. All on-site storm drains are to be cleaned prior to building occupancy and also be cleaned each year immediately before the beginning of the rainy season (October 15). The City Engineer may require additional cleaning.
20. The project plans shall include storm water measures for the operation and maintenance of the project for the review and approval of the City Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on site that effectively prohibit the entry of pollutants into storm water runoff.
21. The project plan shall include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system during and after construction, in accordance with the practices outlined in the Association of Bay Area Governments Erosion and Sediment Control Handbook. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer during the Development Organization process.
22. The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.
23. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution.
24. The trash enclosure shall be designed in the same manner as the building on the site and are to be designed to accommodate any City-mandated recycling facilities, subject to review and approval of staff during the Development Organization review process.